



**Planning Staff Report to  
Board of Zoning Appeals**

**March 11, 2022**

*for the March 17, 2022 Special Called Meeting and Public Hearing*

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<b>Docket Number:</b>	<b>S 22-130</b>
<b>Applicant:</b>	Jaime Benton
<b>Property Owner:</b>	Greenville County Schools
<b>Property Location:</b>	61 ISBELL LN
<b>Tax Map Number:</b>	027200-01-01602
<b>Acreage:</b>	32.02 acres
<b>Zoning:</b>	R-6, Single-Family Residential District
<b>Proposal:</b>	<b>Special Exception Permit to expand a “School, public” use</b>

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**Applicable Sections of the City of Greenville Code of Ordinances:**

Sec.19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*

Sec.19-2.3.5, *Special Exception Permit*

Sec.19-4.1, *Table of Uses*

Sec. 19-4.3.2(C), *Use-specific standards for Educational Facilities*

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**Staff Recommendation: Approve with conditions**

Staff concludes that the application complies with the standards for granting a Special Exception Permit to expand a ‘**School, public**’ use in the R-6 district. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. The Special Exception Permit is limited to the Greenville County School District and is not transferrable.
2. The Applicant shall adjust the drop-off and stacking route to retain and enhance existing buffer areas that will better insulate residences at the west side of the property from impacts of new vehicle traffic proposed in this application. This is specifically regarding the portion of the drop-off route that approaches TM#s 0271000300401 and 0271000302100.
3. Standards outlined in Land Management Ordinance Section 19-6.5, Design standards for nonresidential development, apply to this project and substantial compliance with this ordinance section must be confirmed prior to issuance of a Site Plan Permit.
4. The construction of the two-story elementary school and associated site improvements shall substantially conform to the testimony of the Applicant and the content of the application.

## **Staff Analysis:**

Greenville County Schools requests a special exception for a 'School, public' use in the R-6, Single-family residential district. The site is located at 61 Isbell Lane, formerly occupied by J.L. Mann High School (relocated and demolished in 2012) and currently serves the athletic programs of the new high school. The subject property fronts Ridge Road on the northeast side, Duvall Drive on the southeast side, and Isbell Lane on the south and southwest side of the property.

The Applicant is proposing the construction of a new, two-story elementary school fronting Isbell Drive, in the same location as the former high school building. The school will be serviced by a new staff and even parking area at the south side of the site, a bus drop-off and pickup drive along Isbell Lane, and a new student drop-off and stacking lane entering from Ridge Road and running along the west side of the property.

In order to accommodate the new school building, some of the athletic fields will be reconfigured and relocated. The football and baseball fields will remain at their current location. The softball field will be relocated to the corner of Ridge Road and Duvall Drive in order to shift the Ridge Road entrance further north and reconfigured practice fields on the north side of the site.

A Special Exception Permit shall be approved only upon finding that the applicant demonstrates **all** of the following are met:

### **1. The Use is consistent with the Comprehensive Plan**

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan designates this property 'Sub-urban Residential', which is characterized as follows:

Land within this designation is largely comprised of single-family homes with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes.

The subject property is located in an area adjacent to the Laurens-Verdae Node and the Laurens Road Corridor.

*Staff finds that the use is consistent with the GVL2040 Comprehensive Plan.*

### **2. The Use Will Comply with the Use Specific Standards:**

Section 19-4.3.2, *Use Specific Standards for Public and Institutional Uses*, states the following:

(C) Educational facilities.

(2) School, public or private. In the residential districts, schools may be approved as a special exception. Any redevelopment or addition to a school or its accessory facilities, or modification of parking or vehicular circulation patterns, shall also be reviewed as a special exception.

*Staff finds that the use will comply with the limited specific use standards outlined in the Land Management Ordinance.*

### **3. The Use Is Compatible with the Character of Surrounding Lands:**

Adjacent property is zoned and used as follows:

**East:** Multifamily residential (C-3 & RM-2)

**North:** Single-family detached (R-6)

**West:** Single-family detached (R-6)

**South:** Single-family detached (R-6)

The Applicant is constructing a new elementary school on the former site of the nearby high school. Construction and site work will require administrative review and approval through the site plan permit process, verifying that the use is compliant with applicable development standards and is appropriate and compatible with adjacent surroundings.

*Staff finds that, with appropriate conditions, the use will be compatible with surrounding lands.*

**4. The Design Does Not Have Substantial Adverse Impact:**

Construction of the new elementary school and associated site improvements would result in impacts consistent with those that would have been experienced prior to the demolition of the high school previously existing on site (in 2012). The site has adequate space to accommodate occupants, parking and loading and other facilities to support the school and athletic fields.

However, Staff does have some concerns with the routing of the new student drop-off and stacking drive, particularly where this approaches the adjacent residences at the west side of the property. The site plan does indicate that the existing tree buffer will be maintained and improved, but the prospect of headlight glare and noise from vehicles during morning drop-off needs deeper consideration. The meander in the driveway to accommodate navigation through the Duke Energy transmission line right-of-way is of greatest concern, as that both points headlights more directly at the adjacent residences and brings traffic closer to those properties. Staff recommends that the Applicant adjust the drop-off and stacking route to retain and enhance existing buffer areas that will better insulate residences at the west side of the property from impacts of new vehicle traffic proposed in this application.

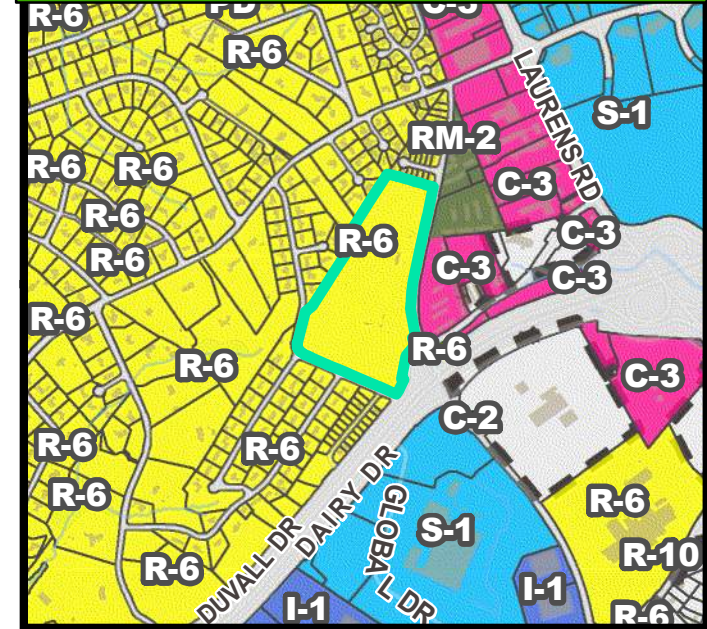
*Staff finds that, with appropriate conditions, the design will not have substantial adverse impacts.*



AERIAL VIEW



CURRENT ZONING

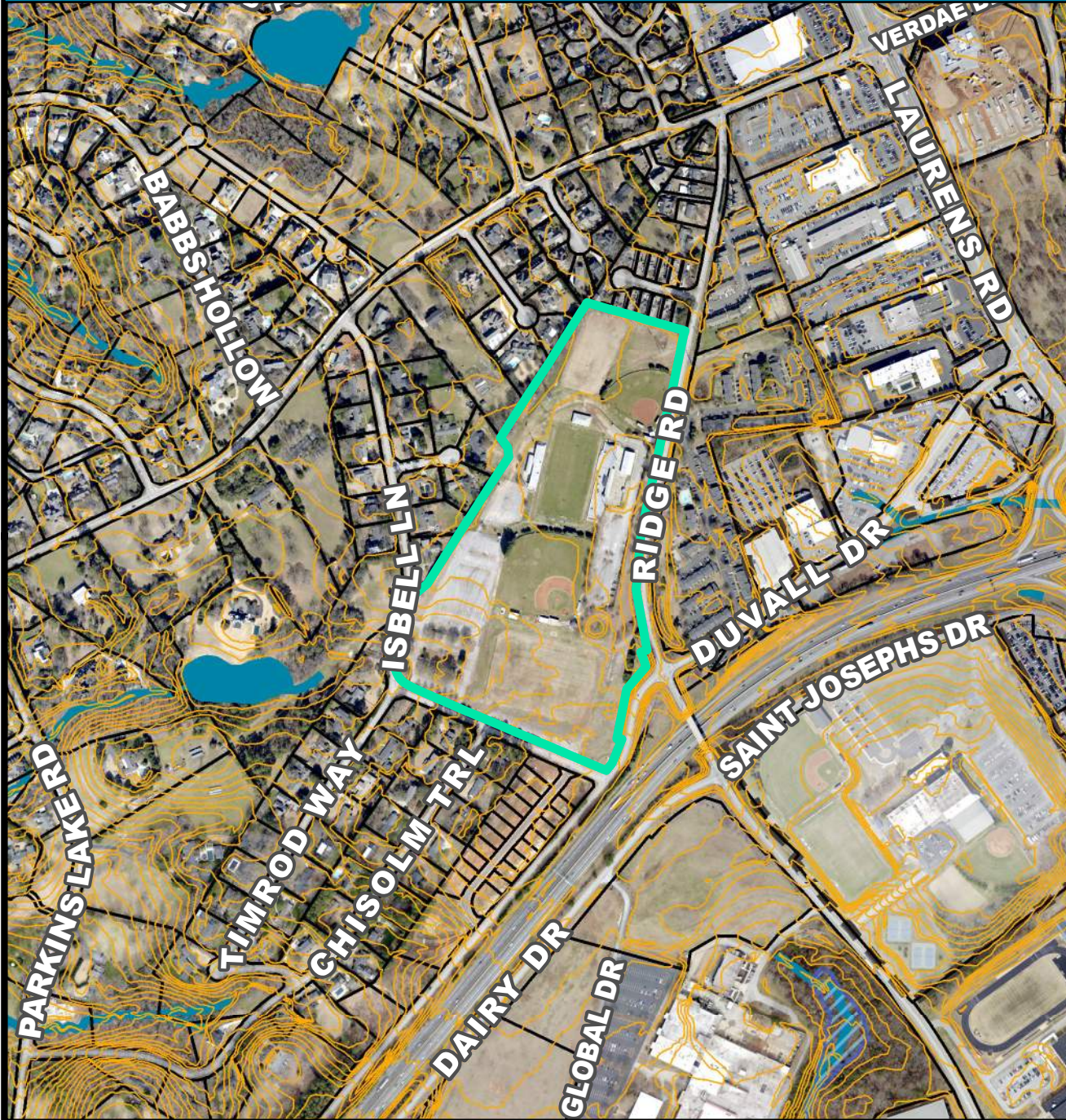


FUTURE LAND USE

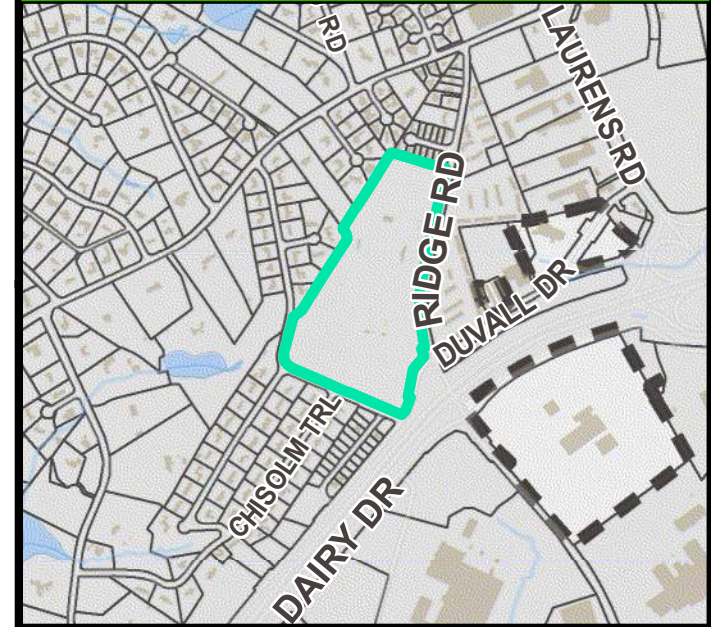




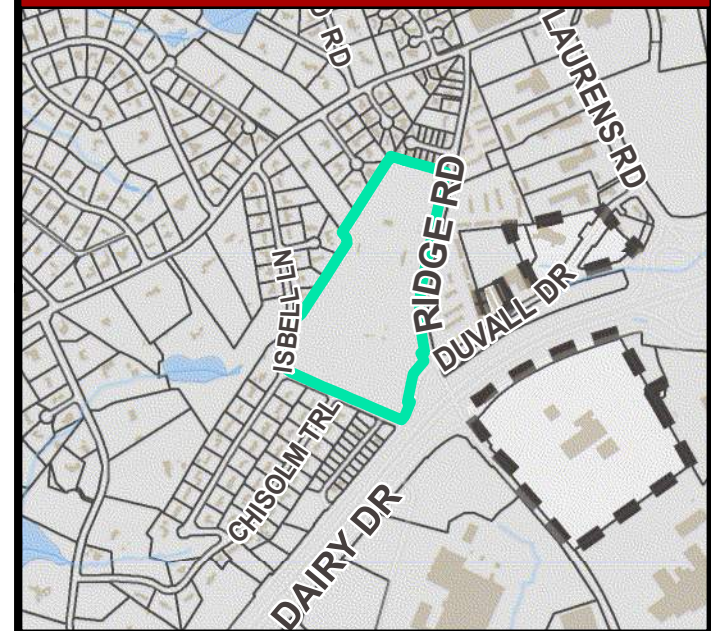
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS







Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

## APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

**APPLICANT / PERMITTEE\*:** Jaime Benton / Director of Construction Services / Greenville County Schools

Name Title / Organization  
permit may be limited to this entity. \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE:** Trey Blackwood / Engineer / Blackwood Associates Inc.  
(Optional) Name Title / Organization

**MAILING ADDRESS:** PO Box 366 / Spartanburg, SC 29304

**PHONE:** 864.583.5432 **EMAIL:** tblackwood@baigroup.net

**PROPERTY OWNER:** Greenville County Schools

**MAILING ADDRESS:** 2 Space Drive / Taylors, SC 29687

**PHONE:** 864.355.7788 **EMAIL:** jabenton@greenville.k12.sc.us

### PROPERTY INFORMATION

**STREET ADDRESS:** 61 Isbell Lane / Greenville, SC 29607

**TAX PARCEL #:** 0272000101602 **ACREAGE:** 32.02 **ZONING DESIGNATION:** R-6

### REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance ([www.municode.com/library/](http://www.municode.com/library/))

#### DESCRIPTION OF PROPOSED LAND USE:

Construction of a new two-story elementary school (approx. 110,500 SF) in the footprint of the former JL Mann high school building. The existing athletic facilities in use by JL Mann High School will remain in service during and after construction.

### INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

X

'Public Hearing' signs are acknowledged as received by the applicant

Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

February 7, 2022

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

February 7, 2022

PROPERTY OWNER SIGNATURE

DATE

**APPLICANT RESPONSE TO**  
**SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

**(YOU MAY ATTACH A SEPARATE SHEET)**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The special exception is consistent with the plan because this will continue the use of the property as a school. The site was the former location of JL Mann High School which opened in 1965. The request is to change from a high to elementary school

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

Table 19-4.1-2 - Table of Uses lists "Schools, Public or Private" as a permitted use by special exemption approval. Please note the new elementary school will be constructed on the same portion of the site as the former JL Mann high school.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

There is an existing and growing need for public elementary school capacity in the area. The design of school will be compatible with the existing surroundings. New, close elementary schools typically add value to properties in residential areas.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

A widening of Ridge Road, as mandated by SCDOT, will improve traffic flow on Ridge Road. The quantity of existing curb cuts on Ridge Road & Isbell Lane will be reduced. Sidewalks & trees will be added on site to improve aesthetics and walk-ability.



**APPLICANT RESPONSE TO  
SECTION 19-2.3.5(D)(2). STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

The use of the property will not change from public education use. Simply from high school to elementary school use. Current, more stringent landscaping requirements will be met. Sidewalks will be added on site to increase walk-ability.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

New, close elementary schools typically add value to residential properties, neighborhoods.

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Yes.

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

No. Not without a Special Exception.



This aerial map of the City of Greenville, South Carolina, displays a variety of urban and recreational features. In the upper right, a large baseball field is visible. The central portion of the map is dominated by a large, rectangular sports field, likely a soccer or football field, with a smaller baseball field situated just below it. To the left of these fields, there are several smaller sports fields and a large, light-colored rectangular area that appears to be a parking lot or a cleared field. The lower half of the map shows a large, multi-story building complex, possibly a school or government facility, with a red dot marking a specific location on one of the buildings. The map is overlaid with numerous parcel numbers and street names, including Isbell Ln, Ridge Rd, and Duvall Dr. The City of Greenville logo is prominently displayed in the center of the map.

1:1,600

0 95 190 380 ft

0 25 50 100 m

Greenville County GIS Division, Greenville, South Carolina.  
 Greenville County GIS Division, Greenville, South Carolina  
 Greenville County South Carolina GIS Division  
 Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are



